Planning Commission Report

To: City Council

From: **Planning Commission**

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June 21, 2006 Date:

DGA Number: L060019, Education Hill Neighborhood Plan Update

Planning Commission

Recommendation: Approval.

Recommended

Adopt Ordinance No. , amending the Redmond Comprehensive Plan and Redmond Community Development Action: Guide to update the Education Hill Neighborhood Plan.

The recommended amendments are in Attachment A.

Ordinance to be provided.

Summary: In order to provide a timely update to the Education Hill

Neighborhood Plan, many considerations were made in the

formation of recommended updates to Redmond's

Comprehensive Plan and Community Development Guide:

- General Land Use: Preserve the predominantly residential character that includes natural features and a variety of housing types, sizes, and styles.
- Neighborhood Character and Design: Preserve the character of the neighborhood while allowing a variety of innovative housing choices; encourage the development of gateways and protection of public view corridors.
- Environmental Protection: Encourage innovative standards

- and designs that promote the preservation of the natural environment and native features.
- Neighborhood Commercial and Gathering Places: Continue to consider opportunities that meet the need for residents to gather, obtain daily and weekly goods and services, and reduce reliance on automobile transportation for such needs.
- Parks, Recreation, and Open Spaces: Provide enhancements and support additions to recreational opportunities and facilities.
- Housing: Provide a diversity of housing choices that include various sizes, types, styles, and levels of affordability; and promote cottages, accessory dwelling units, multi-plex and *backyard home** dwellings throughout the neighborhood.
- Transportation and Circulation: Amend the existing Education Hill Connections Map while promoting traffic calming, multiple modes of transportation, and innovative street designs that help to preserve the natural qualities throughout the neighborhood.
- Utilities: Promote partnerships among residents and the City to consider cooperative storm water agreements and to consolidate facilities whenever possible.
- Neighborhood Communication: Encourage and support ongoing communication between the City and residents of the Education Hill Neighborhood, as well as the creation of an ongoing Neighborhood Citizen Committee.

(* see discussion under Recommended Conclusions, item 1a)

Background: Existing Education Hill Neighborhood Plan

The Education Hill neighborhood plan was last updated in 1985. With annual updates to the City's Comprehensive Plan and respective updates to the Community Development Guide, the neighborhood plan became progressively out of date with respect to citywide policies and regulations. As a neighborhood plan provides for specificity beyond citywide policies and regulations, the Education Hill neighborhood plan was identified for immediate update.

Additionally, the Education Hill neighborhood has experienced significant changes as some of the larger, remaining undeveloped parcels are proposed for residential development. As residential infill occurs on these large parcels, as well as smaller properties in Education Hill, a more urban neighborhood character will begin to take shape. Similarly, the

redevelopment of older properties represents another opportunity for residential development in an established neighborhood; in an area that is conveniently located to Downtown and other employment centers. With these development issues, the update to the Education Hill neighborhood plan is timely. The Plan addresses how the future residential character of the area will ideally be both preserved and enhanced, along with consideration of other important issues of circulation, both vehicular and pedestrian, recreation and trails, and community involvement and communication and other neighborhood services.

The updated policies and regulations within the neighborhood plan both identify and serve to implement a 20 year vision for the Education Hill neighborhood. New innovations in housing that are described in the neighborhood plan will encourage more variety in housing type as well as enable greater affordability. As well, the need to increase transportation mobility of all forms has occurred since the existing neighborhood plan was adopted over 20 yeas ago. The Education Hill neighborhood plan update strongly encourages connectivity: in particular, increased opportunity for alternative forms of transportation, e.g., bicycle and/or pedestrian connections between neighborhood subareas and other parts of the City, is emphasized.

Summary

The City recognized the need for a timely update and worked with a 15 member Citizen Advisory Committee (CAC), including two high school students. The CAC was appointed by the Redmond City Council in September of 2004 and continued through January of 2006. This group identified areas of concern and opportunities that were addressed as part of the twenty-year neighborhood plan update process. The plan recommendations that were prepared by the CAC in cooperation with City staff includes policies and regulations that address transportation, affordable housing and new housing forms, neighborhood character, alternative modes of transportation, public safety, parks, and the consideration of small neighborhood commercial services.

Public Process

Many opportunities were provided for the general public to participate and provide comment throughout the neighborhood planning and update process, as well as during the review process by the Redmond Planning Commission.

The Education Hill neighborhood planning process began in May, 2004, with focus group discussions. These were held with neighborhood residents in order to identify areas of major concern and interests for the future of the neighborhood.

On June 14, 2004, City staff met with many residents and property owners of both the Education Hill and North Redmond neighborhoods at a City Services Fair. Residents from these neighborhoods had the opportunity to ask questions of and share concerns with representatives of the City's various departments and divisions. Information gathered at the event assisted with the formation of base questions and concerns for later consideration by the Citizen Advisory Committee.

During these events and through additional outreach efforts, City staff sought interested residents to apply for participation as CAC members. Individuals were interviewed and recommended by staff and the Mayor, with appointment by the City Council in early fall, 2004.

Once established, the CAC considered and studied City programs, state and local initiatives, innovative plans and technologies; and enjoyed presentations and discussions with experts in different areas. This thorough foundation in land use and related issues allowed the CAC to draft recommendations for policies and regulations that form the Education Hill neighborhood plan and will guide the development of the neighborhood over a twenty-year timeline.

Throughout the educational workshops and subsequent meetings of the CAC, notices such as web pages, Redmond FOCUS magazine articles, and occasional articles in the Redmond Reporter invited participation by the residents of the neighborhood. Many residents took advantage of this opportunity to provide comments and to learn about the City's and CAC's interests.

Two additional open houses, one in May, 2005 and the other in December, 2005 provided an opportunity for more residents to become involved in the neighborhood planning process. The earlier, spring open house indicated the general direction of Citizen Advisory Committee recommendations. The open house held later in the year allowed the general neighborhood to

become knowledgeable about more specific CAC recommendations and to provide additional input. Many residents who indicated a particular interest in one issue, the proposed 4 to 3 lane reconfiguration of 166th Avenue NE from NE 85th to NE 104th Streets, were given additional notice when that item was discussed by the Planning Commission. Summaries of the neighborhood plan update sent to every household in the Education Hill neighborhood also encouraged residents to provide written comments.

Staff utilized the City's e-mail system to inform interested citizens of upcoming discussions. In addition, the City's website was used, with updates to the Education Hill neighborhood page and current agendas and materials posted on the Planning Commission page.

Reasons the Proposal should be Adopted:

The proposed amendment should be adopted because:

- The proposed update will bring the Education Hill neighborhood plan policies and regulations up to date with the citywide goals, policies, and regulations in the Redmond Comprehensive Plan and Redmond Community Development Guide.
- The proposed update works to maintain the neighborhood character of Education Hill.
- The proposed update will promote housing diversity through new innovative housing forms and requires each new development over ten units to include a percentage of affordable dwellings. In addition, a new form of housing, defined as backyard homes, will also require an element of affordability. This emphasis is consistent with Redmond's Comprehensive Plan which identifies the need to increase the supply, diversity and affordability of new housing in the City.
- The specific policies and regulations enforce guidelines through which additional development of the neighborhood may continue while maintaining the existing neighborhood character, encouraging transportation connectivity, and following standards that implement the future vision.

Recommended Findings of Fact

1. Public Hearing and Notice

a. Public Hearing Date

The City of Redmond Planning Commission held one public hearing on the proposed amendment on February 15, 2006. Four people gave testimony at the public hearing.

b. Notice

The public hearing was published in the Eastside edition of the <u>Seattle Times</u>. Public notices were posted in City Hall and at the Redmond Library. Notice was also provided by including the hearing in Planning Commission agendas and extended agendas mailed to various members of the public and various agencies. Additionally, hearing notification was posted on the city's web site and cable TV.

Hearing notices were mailed to official parties of record and interested parties. Notice was mailed to approximately 200 individuals for the public hearing, as well as a special mailing to notify persons who had specifically indicated an interest in transportation issues when the Planning Commission was going to discuss those items. In addition, staff e-mailed interested persons regarding upcoming meetings.

2. Public Comments

Public comment accompanied the recommended neighborhood plan update throughout the entire process. Beginning with public attendance at CAC meetings, throughout the Planning Commission's review process, and along with staff's outreach to neighborhood and vicinity residents, the resulting recommended Education Hill neighborhood plan update contains policies and regulations that take into account a great deal of input.

The Planning Commission heard comments regarding the proposed amendments from several parties during the public hearing and under "Items from the Audience" at study sessions. The City also received written comments (both letters and e-mails) from residents and state agencies. The written comments described both support and opposition to a variety of issues that were discussed by the Planning Commission. Written and oral testimony were regarding several issues, including the following: the proposed extension of 183rd Avenue NE north to NE 116th Street; the reconfiguration of 166th Avenue NE from four to three lanes from NE 85th to NE 104th Streets; year-round sales of food and beverages in or near Hartman Park; neighborhood commercial uses within the Education Hill neighborhood;

general increases in density as a result of new development and/or redevelopment, and the proposal to re-designate an area along the west side of Avondale Road NE, north of NE 104th, for higher density residential uses.

The proposal to extend 183rd Avenue NE was proposed by the Citizen Advisory Committee and recommended by the Planning Commission. The street would extend through the Avondale Estates subdivision, cross the Puget Sound Energy power line and extend northward to connect with NE 116th on the east side of Albert Einstein Elementary School. The Avondale Estates subdivision was given preliminary approval by the City Council in June, 2005 without the extension of 183rd. However, local residents provided input to the Planning Commission regarding their continued support of the connection as a means to increase connectivity in the Education Hill and North Redmond neighborhoods, as well as reduce congestion at the intersection of NE 104th Street and 183rd.

Other testimony focused on the proposal to reduce the number of lanes along 166th Avenue NE from 4 to 3 lanes as a continuation of the new configuration from Redmond Way NE to NE 85th Street. Neighborhood participants in the two Open House events, as well as through written and oral testimony, expressed strong opposition to this concept. Others in favor of the reconfiguration cited the apparent success of the reconfiguration already in place along the segment from Redmond Way to NE 85th Street, and the improved safety to pedestrians and bicyclists that would result.

The third issue of concern to some residents was related to commercial uses within the neighborhood and the proposal to encourage more community gathering opportunities at Hartman Park through the year-round sales of food and beverages. Generally, residents were unfavorable to the idea of providing these services, either adjacent to Hartman Park or otherwise, due to noise, additional traffic, litter and other concerns.

Lastly, concerns regarding greater housing density were presented through testimony. In general, there was some concern expressed over new residential development, infill housing, and maintaining the existing character of the neighborhood. More specifically, the proposal to slightly increase the 10 acre area north of NE 104th Street and west of Avondale Road NE was discussed, with testimony by persons both in support and against the proposal.

A summary of the Planning Commission's major discussion issues can be found in Attachment B, which includes a more detailed description of public comments. Attachment C includes a copy of the public hearing minutes.

Recommended Conclusions

1. Key Issues Discussed by the Planning Commission

In addition to issues raised by the public, the Planning Commission raised several issues of its own. Attachment B includes a summary of the Planning Commission's major discussion issues and responses. Below are the key issues discussed by the Planning Commission.

a. Infill Housing Opportunities and Affordability Requirements

With its central location and established neighborhood character, Education Hill will continue to experience development pressure; any remaining areas that are not otherwise constrained will likely be developed within the next 20 years or sooner. Further, properties that are oversized and/or with older homes may experience an even greater pressure to redevelop. Consistent with the City's Comprehensive Plan goals to increase the supply and variety of homes, as well as to increase opportunities for greater affordability, the Planning Commission responded favorably to the housing policies proposed within the Education Hill neighborhood plan update.

A variety of housing types are encouraged in the Plan. Some are currently allowed, such as Accessory Dwelling Units, as well as new forms recommended. The Planning Commission recommends that Accessory Dwelling Units, or ADU's, should continue to be promoted as a means to increase available housing and provide affordability, while potentially allowing existing homeowners to continue to stay in their homes.

Further, the Planning Commission discussed multiplex housing as a housing alternative and recommends that additional incentives be provided by modifying existing regulations for lot size requirements and other items. Planning Commissioners expressed the belief that single family attached housing would provide additional opportunities for housing, and with relatively greater affordability than single family detached homes. Current requirements for lot size are such that there is very little incentive to build multiplex homes as the amount of land required for two duplex units (attached in one structure) is the same as for two single family detached homes. The Planning Commission recommended that these regulations be changed with respect to duplexes, to further encourage their

development. Triplexes and fourplex homes would be required on larger parcels, with more administrative review to ensure compatibility with the surrounding neighborhood

A new form of housing, "Backyard Homes" was discussed and recommended by the Planning Commission to provide additional options for the creation of housing. The *Backyard Home* is defined as a single family residential dwelling, not to exceed 1,500 square feet in size, (including garage). It is very similar to a detached accessory dwelling unit (ADU), with the primary difference being that backyard homes would allow the subdivision of appropriate sized properties. Specifically, a lot would be need to be twice as large (200%) of the underlying minimum lot size required for the zone. In addition, the backyard home is required to be affordable to an individual or family earning 120% of the King County median income.

In their discussion of the Backyard Home concept, the Planning Commission reviewed other jurisdictions for comparable housing strategies. While there are examples of flexibility in lot size requirements, the Backyard Home as a fee simple ownership opportunity does not exist elsewhere. The Planning Commission considered issues regarding potential impacts on neighborhood character and compatibility, also the possibility of additional traffic and parking. It was determined that these impacts likely would not be different than those of ADU's which are currently allowed and strongly encouraged. In consideration of the affordability component and size restrictions, the Planning Commission determined that smaller, detached single family homes that are affordable to first time home buyers or those with modest incomes could result. The Planning Commission therefore recommends the development of Backyard Homes to encourage homeownership in a market segment that has been severely hampered by escalating housing costs.

The Planning Commission recommends other affordable housing requirements for the Education Hill Neighborhood. In addition to the specific requirement for Backyard Homes cited above, the affordable regulations would require that developments of ten dwelling units or more would provide one affordable unit for every 10 dwellings, or 10 percent of the total. These affordability requirements are similar to those already in place in the Downtown, Willows/Rose Hill and Grasslawn neighborhoods.

The issue of creating new opportunities for the development of housing while maintaining neighborhood character was a goal expressed by the Planning Commission. In support of this balance, the Planning Commission recommends the adoption of residential design standards, similar to those previously approved for the Willows/Rose Hill and Grass Lawn neighborhoods. With more infill likely to occur, both through real

estate market pressure, and by specific encouragement through housing policy, design standards will assist in achieving the residential character expressed by the neighborhood vision. The Planning Commission also recommends regulatory modifications that require dispersion of new infill housing projects or limiting the bulk of structures relative to lot size, for example, to help achieve the vision.

b. Extension of 183rd Avenue NE north to NE 116th Avenue

In the spring of 2005, residents from the East Valley Heights area of Education Hill had expressed concern about the proposed plat of Avondale Estates at the end of 183rd, which would serve an additional 90 homes with no other access. The plat continued in its review with no requirement for extension of 183rd, due to the street extension not having been identified in any City planning documents or maps prior to vesting. Although the traffic study required of the Avondale Estates developers determined that service levels of surrounding intersections would not be adversely affected to a significant degree, residents voiced concerns about the longer wait times and the safety of additional trips on the intersection of NE 104th and 183rd.

The Planning Commission ultimately recommended the extension of 183rd as consistent with the Redmond Comprehensive Plan and Transportation Master Plan goals of greater connectivity, while acknowledging the fact of the Avondale Estates Plat approval in June 2005 without the connection. The Planning Commission made this recommendation in the belief that circulation improvements resulting from the extension would be experienced not only by the existing neighborhood served by 183rd and new Avondale Estates residents, but the larger area of the Education Hill and North Redmond neighborhoods as well. At the time of the recommendation, there was the understanding that the developer, Camwest, might be willing to consider the sale of one or two lots within Avondale Estates to enable a connection in the future. When grading began in late spring 2006 within the plat, the Avondale Estates developer indicated no interest in any future offer by the City for the purchase of the required lot(s).

The Planning Commission therefore removed the extension of 183rd Avenue NE from its list of recommended street extensions. However, it is still shown on the Education Hill Connections Map legend as a "Proposed Street and/or Pedestrian/Bicycle Connection". Since a vehicular access is not available at this time, the Planning Commission is recommending pedestrian and bicycle access at a minimum. In this way, the existing neighborhoods to the north and south, and new residents of Avondale Estates will experience improved connection.

Increased connectivity will occur in the future as anticipated in the neighborhood plan. Further, the Planning Commission recommends that the intent regarding the possibility of connection in specified locations must be clearly identified within the Plan.

c. Reconfiguration of 166th Avenue NE from 4 to 3 lanes, extending from NE 85th Street to NE 104th Street

The Planning Commission recommends the reconfiguration of 166th from four to three lanes. This proposal had been considered in numerous discussions by the Citizen Advisory Committee with assistance by knowledgeable transportation staff and consultants. When this issue was presented to the neighborhood at Open House events, the response was quite negative, with Education Hill residents expressing concerns of increased congestion and slower travel times. These issues were addressed by a consultant study completed in February 2005 for the 166th Corridor. The study considered 166th Avenue NE from NE 85th to NE 104th Streets, for the potential continuation of the reconfiguration already completed for 166th between Redmond Way and NE 85th. In addition, the study considered alternatives for the intersection of NE 104th and 166th, as it has become increasingly congested at peak times, with pedestrian safety near Redmond Junior High School being of primary concern.

The Planning Commission reviewed the consultant data, along with data gathered by Public Works/Transportation staff indicating that the "road diet" completed for the lower section of 166th, from Redmond Way to NE 85th Street, has not resulted in slower travel times. In fact, a Public Works Department survey indicates that citizen response has been largely favorable to this alteration. Several major issues of concern were discussed by the Planning Commission, assisted by the authors of the consultant study and Public Works Transportation staff. The possibility of increased travel times due to being caught behind large vehicles moving slowly up the hill, e.g., service trucks or busses was evaluated. Turning movements from streets accessing 166th Avenue NE to the west and east, along with the safety of pedestrians at points along the corridor were also discussed. In their review of the data, the Planning Commissioners expressed the belief that the reconfiguration, along with a traffic signal at the intersection at NE 104th and 166th Avenue would improve safety while not adversely affecting vehicular travel times.

Commissioners recommend the continuation of the reconfiguration up the hill into the Education Hill neighborhood as consistent with the goals of the Transportation Master Plan for increased connectivity as well as improving safety and opportunities for other modes of travel along 166th. Furthermore, narrowing the vehicular area along the street would enhance

the character of this important gateway to the neighborhood, by making it more "people" rather than "car" friendly, while not adversely affecting vehicular travel.

The Planning Commission unanimously recommends that the reconfiguration be approved as part of the Education Hill neighborhood plan update; further, that improvements to the 166th Corridor be evaluated in a systematic way, such that improvements to the intersection at NE 104th and any reconfiguration of the length of 166th be considered together. The Planning Commission strongly encourages that budgeting for these improvements should occur as soon as possible.

d. Neighborhood Commercial and Gathering Spaces

Providing opportunities for small commercial services within neighborhoods is a goal that the Planning Commission gave high priority. Due to the proximity of the Education Hill neighborhood to existing neighborhood commercial services in Downtown, as well as near the northeastern edge of the neighborhood at Avondale Center, the Citizen Advisory Committee previously did not specifically call out preferred locations within Education Hill. After related discussions of additional neighborhood commercial and gathering spaces within the North Redmond neighborhood, the Planning Commission recommended policy language that maintains the general concept of this type of land use, consistent with what has been recommended in the North Redmond plan. The Planning Commission further recommended that the opportunity for siting neighborhood commercial uses should continue to be considered as proposed amendments at the time of future neighborhood plan updates.

Enhanced opportunities for community gathering and "placemaking" ideally would result from the siting of neighborhood commercial areas. In lieu of a typical small commercial establishment, the Citizen Advisory Committee favored the possibility of encouraging additional food and/or beverage sales to be allowed on a year-round basis in Hartman Park. This was recommended as a means to encourage additional neighborhood gathering and passive enjoyment of the park, and on a year-round, not just seasonal basis. While not indicating appropriateness for a neighborhood commercial use, food and beverage sales at Hartman Park were felt to be a smaller, less traffic inducing use.

This concept was also reviewed by the Redmond Parks Board which responded both favorably and unfavorable to the proposed policy. The Planning Commission determined that encouraging non-seasonal and non-activity related concessions in the park should not be encouraged. Commissioners expressed concern over additional traffic, noise and litter impacts. The enjoyment of Hartman Park for people gathering and more

passive uses is encouraged; however, the opening up of parks forto the potential individual or corporate sales of food and beverages is not recommended.

e. <u>Land Use Designation and Zoning Change for Ten Acre area</u> north of NE 104th Street and west of Avondale Road NE

With a commitment by the City to review zoning and land use designations as part of the neighborhood planning process, the Planning Commission considered a change in zoning to one specific area of the Education Hill neighborhood. The review of this area was initiated by the City and the Citizen Advisory Committee, and it is not by private request. This area is located north of NE 104th Street and on the west side of Avondale Road NE. It is approximately 10 acres in size, and designated as Single Family Constrained with R-3 zoning. Currently, the area is underdeveloped, with one parcel consisting of approximately one-third of the total 10 acre area, or about 3.3 acres. This area is served by transit and is close to services. It is also adjacent to an R-12 zoned area to the north and an R-4 zoned area to the west. According to the city's critical areas maps, primarily on the western sloped portion, there are significant portions that have erosion and possible wetlands. In addition, there is a Class 3 stream that traverses the larger property. The preservation of critical areas is of primary concern, while still providing greater opportunities for appropriate housing density in this area. The slightly higher land use designation of Single Family Urban and recommended R-4 zoning will achieve a very modest increase in density and will also allow the development of innovative housing types that are not allowed in the Single Family Constrained designation. Cottages, Backyard Homes, single family attached homes or homes that are built with accompanying ADU's could result in this area from the recommended R-4 zoning.

The Planning Commission considered this land use proposal along with the issues of the identified critical areas and the potential traffic impacts that could result from higher density and innovative housing types. The commission determined that the critical areas within the overall ten acre area are generally located along the western edge of the site. In this manner they may provide a natural buffer from other existing housing to the west, as well as allow future development to be concentrated, likely toward the eastern edge of the area. Stream buffers according to the City's Critical Areas Ordinance will also be maintained on the larger property which will require clustering development away from these areas.

The Planning Commission expressed concern about the Avondale Road Corridor which is currently very congested with traffic at peak times and about how much additional traffic could be generated from higher density.

In particular, there was discussion about the additional trips that could be generated from higher density innovative housing. In reviewing this issue, the Commission considered that the City has determined that impacts from cottages, for example, are not as great as those generated from typical single family homes. With regard to water use and trip generation, an analysis of actual water use as well as occupancy rates has provided the basis for this assumption. Thus, the City has adjusted its impact fees for transportation, parks and fire services for cottages to be approximately two-thirds the rate of a standard single family home. In the same fashion, it is likely the case that additional dwelling units that are obtained through other forms of innovative housing development also do not correspond to typical single family impacts in terms of additional trips generated. With the zoning change of R-3 to R-4 over a total area of 10 acres, an additional 10 homes could result in the area. Cottages or other innovative housing may increase that number, but no more than a maximum of 23 additional dwelling units could result. The magnitude of additional residential development in this area is therefore not a significant increase to the Education Hill neighborhood.

Ultimately, the Planning Commission determined that the housing opportunities in the area, along with the location of the property near services warranted a slightly higher zoning. In addition, environmental constraints could be addressed more effectively with clustering and innovative development that is allowed in the R-4 zone. A slight increase in traffic would occur, but could be mitigated by the availability of transit located along Avondale Road NE, which forms the eastern boundary of the area. Further, the Planning Commission recommended that vehicular access to the properties within the area should originate from 104th Avenue NE and provide combined access to the properties to the extent possible, in order to minimize the number of access points from Avondale Road NE. In conclusion, the Planning Commission recommends that the properties within the area defined on the attached Zoning Change Map be rezoned to R-4 with a land use designation of Single-Family Urban.

2. Recommended Conclusions of the Technical Committee.

The recommended conclusions in the Technical Committee Report (Attachment D) should be adopted as conclusions.

3. Planning Commission Recommendation.

The motion to recommend the Education Hill Neighborhood Plan Update (both Comprehensive Plan and Development Guide amendments) in Attachment A was approved by unanimous vote. The Planning

Commission's Report was reviewed by Planning Commissioners and approved at their July 12, 2006 meeting.

List of Attachments

Attachment A:	A: Planning Commission's Recommended Education Hill Neighborhood Plan Update – Policies, Regulations, and Associated Maps	
Attachment B:	Planning Commission's Issues Matrix	
Attachment C:	Public Comments and Public Hearing Minutes	
Attachment D:	Technical Committee Report	
Robert G. Odle, 1	Planning Director	Date
Susan H. Petitpas	s, Planning Commission Chairperson	Date
1		
Approved for Co	uncil Agenda	
	Rosemarie Ives, Mayor	Date